

**GOVERNORS
PARK NORTH**

**COMMUNITY DEVELOPMENT
DISTRICT**

April 16, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Governors Park North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://governorsparknorthcdd.net/>

April 9, 2026

Board of Supervisors
Governors Park North Community Development District

Dear Board Members:

The Board of Supervisors of Governors Park North Community Development District will hold a Regular Meeting on April 16, 2026 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Matters Relating to Interchange Construction
4. Consideration of First Coast Expressway Ramps Agreements and Related Actions
 - A. Agreement Regarding the Financing, Construction and Conveyance of Certain Improvements
 - B. Construction Agreement with FDOT and Addendum
 - C. Agreement with Superior Construction
5. Acceptance of Unaudited Financial Statements as of February 28, 2026
6. Approval of March 12, 2026 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Discussion: Meeting Time Change
 - UPCOMING MEETINGS
 - May 14, 2026 at 12:00 PM
 - June 11, 2026 at 12:00 PM [Presentation of FY2027 Proposed Budget]

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOSH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	AHARON BENYOWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	SHIRA FERTEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 12,446	\$ -	\$ -	\$ 12,446
Due from Landowner	18,790	15,366	36,998	71,154
Prepaid expense	74	-	-	74
Total assets	<u>\$ 31,310</u>	<u>\$ 15,366</u>	<u>\$ 36,998</u>	<u>\$ 83,674</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 20,706	\$ 15,366	\$ 36,998	\$ 73,070
Due to Landowner	-	20,221	37,130	57,351
Accrued taxes payable	61	-	-	61
Landowner advance	10,728	-	-	10,728
Total liabilities	<u>31,495</u>	<u>35,587</u>	<u>74,128</u>	<u>141,210</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	18,790	-	-	18,790
Total deferred inflows of resources	<u>18,790</u>	<u>-</u>	<u>-</u>	<u>18,790</u>
Fund balances:				
Restricted				
Debt service	-	(20,221)	-	(20,221)
Capital projects	-	-	(37,130)	(37,130)
Unassigned	(18,975)	-	-	(18,975)
Total fund balances	<u>(18,975)</u>	<u>(20,221)</u>	<u>(37,130)</u>	<u>(76,326)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 31,310</u>	<u>\$ 15,366</u>	<u>\$ 36,998</u>	<u>\$ 83,674</u>

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 2,753	\$ 13,998	\$ 88,290	16%
Total revenues	<u>2,753</u>	<u>13,998</u>	<u>88,290</u>	16%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	-	N/A
Management/accounting/recording**	2,000	10,000	48,000	21%
Legal	-	12,440	25,000	50%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	2,000	0%
Telephone	16	83	200	42%
Postage	-	33	500	7%
Printing & binding	41	208	500	42%
Legal advertising	147	792	1,750	45%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	1,169	2,005	1,750	115%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>3,373</u>	<u>31,597</u>	<u>88,290</u>	36%
Total expenditures	<u>3,373</u>	<u>31,597</u>	<u>88,290</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(620)	(17,599)	-	
Net change in fund balances	(620)	(17,599)	-	
Fund balances - beginning	(18,355)	(1,376)	-	
Fund balances - ending	<u>\$ (18,975)</u>	<u>\$ (18,975)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Special assessment - on roll	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Cost of issuance	13,836	13,836
Total debt service	13,836	13,836
Excess/(deficiency) of revenues over/(under) expenditures	(13,836)	(13,836)
Fund balances - beginning	(6,385)	(6,385)
Fund balances - ending	\$ (20,221)	\$ (20,221)

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
REVENUES		
Bondholder contribution	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Construction costs	35,865	35,865
Total expenditures	35,865	35,865
Excess/(deficiency) of revenues over/(under) expenditures	(35,865)	(35,865)
Fund balances - beginning	(1,265)	(1,265)
Fund balances - ending	\$ (37,130)	\$ (37,130)

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of Governors Park North Community Development District held a Regular Meeting on March 12, 2026 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Kevin Kramer	Vice Chair
Shira Fertel	Assistant Secretary
Aharon Benyowitz	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Michael Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Peter Ma	District Engineer
David D’Ambrosio (via telephone)	BTI Partners
Bob Gang (via telephone)	Bond Counsel
Jason Gonzalez (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:36 p.m.
Supervisors Kramer, Benyowitz and Fertel were present. Supervisors Noah Breakstone and Joshua Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Conflict Waiver with
Governors Park South CDD and Bellamy
Property Holdings LLC**

40 Mr. Eckert presented the Conflict Waiver with Governors Park South CDD and Bellamy
41 Property Holdings LLC. This is necessary because District Counsel represents this CDD and the
42 other two entities as parties to a cost-share agreement regarding the interchange ramp project,
43 which will be discussed further down the agenda

44 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**
45 **the Conflict Waiver with Governors Park South CDD and Bellamy Property**
46 **Holdings LLC, was approved.**

47
48

49 **FOURTH ORDER OF BUSINESS**

**Consideration of First Coast Expressway Ramps
50 Agreements and Related Actions**

51

52 Mr. Eckert presented and discussed the purpose of the following items:

53 **A. Agreement Regarding the Financing, Construction and Conveyance of Certain**
54 **Improvements**

55 This item was deferred to the next meeting.

56 **B. Agreement Regarding Right of Way Conveyance to DOT**

57 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**
58 **the Agreement Regarding Right of Way Conveyance to DOT, was approved.**

59

60 **C. Construction Funding Agreement**

61 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**
62 **the Construction Funding Agreement, was approved.**

63

64 **D. Construction Agreement with FDOT and Addendum**

65 This item was deferred.

66 **E. Agreement with Superior Construction**

67 This item was deferred.

68 **F. Authorization for Acceptance of Assignment of Ramp Construction Obligation**

69 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**
70 **authorizing the Acceptance of Assignment of Ramp Construction Obligation,**
71 **was approved.**

72

73 **G. Authorization of Acceptance of Deed (to lands upon which ramps and county road**
74 **improvements will be built)**

115 **B. District Engineer: England-Thims & Miller, Inc.**

116 There was no report.

117 **C. District Manager: Wrathell, Hunt and Associates, LLC**

118 • **NEXT MEETING DATE: April 9, 2026 at 12:00 PM**

119 ○ **QUORUM CHECK**

120 The next meeting will be held on April 16, 2026, rather than on April 9, 2026.

121 • **Performance Measures/Standards & Annual Reporting Form (for informational**
122 **purposes)**

123

124 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

125

126 There were no Board Members' comments or requests.

127

128 **TENTH ORDER OF BUSINESS**

Public Comments

129

130 No members of the public spoke.

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132 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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**On MOTION by Ms. Fertel and seconded by Mr. Benyowitz, with all in favor,
the meeting adjourned at 1:47 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

142
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Secretary/Assistant Secretary

Chair/Vice Chair

GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Holiday Inn & Suites, 620 Wells Road, Orange Park, Fl 32073

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Public Hearings and Regular Meeting	12:00 PM
November 13, 2025	Regular Meeting	12:00 PM
December 11, 2025	Regular Meeting	12:00 PM
January 8, 2026 CANCELED	Regular Meeting	12:00 PM <i>rescheduled to 1:45 PM</i> 1:45 PM
February 12, 2026 CANCELED	Regular Meeting	12:00 PM
March 12, 2026	Regular Meeting	12:00 PM
April 9, 2026 <i>rescheduled to April 16, 2026</i>	Regular Meeting	12:00 PM
April 16, 2026	Regular Meeting	12:00 PM
May 14, 2026	Regular Meeting	12:00 PM
June 11, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	12:00 PM
July 9, 2026	Regular Meeting	12:00 PM
August 13, 2026	Regular Meeting	12:00 PM
September 10, 2026	Regular Meeting	12:00 PM

**GOVERNORS PARK NORTH
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 **District Infrastructure and Facilities Inspections**

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 **Annual Budget Preparation**

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No



District Manager

ERNESTO J. Torres

Print Name

11 Dec 25

Date



Chair/Vice Chair, Board of Supervisors

Kevin Kramer

Print Name

11 Dec 25

Date